

IN RE: PETITION FOR ZONING VARIANCE • BEFORE THE
NW/S Clarion Court, 399 ft. SE • ZONING COMMISSIONER
of c/l Sherwood Road • OF BALTIMORE COUNTY
8 Clarion Court
8th Election District
3rd Councilmanic District • Case No. 94-207-A
Manor Farm Homes, Inc.
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 8 Clarion Court in the residential subdivision known as The Abbey at Sherwood. The subject property is located near Sherwood Road, not far from York Road in northern Baltimore County. Within the Petition filed, as amended, relief is requested from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), which incorporates Section V.B.5.b of the Comprehensive Manual of Development Policies (CMDP), to permit a setback of 20 ft. to the tract boundary in lieu of the required 35 ft. (see Section 1801.2.C.2.a, BCZR). Also requested is an approval to amend the Final Development Plan for The Abbey at Sherwood. All of the relief requested is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petitions.

Appearing at the public hearing held for this case was Bruce E. Doak, an architect with the firm of Gerhold, Cross and Etzel. Mr. Doak prepared the site plan marked as Petitioner's Exhibit No. 1. The Petitioner was represented by Deborah C. Dopkin, Esquire. There were no Protestants present.

Uncontradicted testimony and evidence offered was that the subject

property is known as Lot No. 17 in this small residential subdivision adjacent to Sherwood Road. This is a new community, which has recently completed the development process. The subdivision has been approved through that process and, in fact, the subdivision came before me under case No. 92-311-8A. Therein, a Petition for Special Variance from Section 4802.4.D of the B.C.Z.R. was granted. This allowed construction within the appropriate shed of a failing intersection.

As to the present case, relief is requested to allow a 20 ft. rear yard setback in lieu of the required 35 ft. As shown on the site plan, the subject lot is unusual in configuration. Although it contains sufficient acreage to meet density requirements, the rear yard is notched so as to create a small setback distance from the rear of the building envelope to the property line. However, it is to be noted that the property extends further on both sides of this notch. Thus, the rear yard line is somewhat "V" shaped and a proper setback cannot be maintained at the rear yard's narrowest depth.

The Petitioner argues that the variance should be granted and that the relief sought complies with the terms of Section 307 of the B.C.Z.R. This section sets forth those standards which must be met for any variance to be granted. The Petitioner avers that a denial would create a practical difficulty upon the Petitioner in that the property could not be developed residentially if variance relief was not afforded. That is, a house of the style similar to other houses in the subdivision cannot be built due to the site constraints imposed by the narrowness of this lot. Moreover, the Petitioner argues that the relief can be granted without any detriment to the surrounding locale and approval of the variance is within the spirit and intent of the regulations. I concur with the arguments offered by the

Petitioner in this case. Clearly, the variance relief is necessitated by the unusual site constraints imposed by this property. Moreover, it is significant to note that the depth of the subject lot as measured near the side property lines is sufficient is greater than when measured in the center of the lot and affords an appropriate setback from the dwelling to neighboring houses. Moreover, the front and side setbacks are maintained. Moving the building closer to the front of the property would destroy the symmetry of the neighborhood.

For all of these reasons, I am persuaded that the Petition for Zoning Variance should be granted and will so order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of December, 1993, that a Petition for Zoning Variance from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), which incorporates Section V.B.5.b of the Comprehensive Manual of Development Policies (CMDP), to permit a setback of 20 ft. to the tract boundary in lieu of the required 35 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to amend the Final Development Plan for The Abbey at Sherwood, be and is hereby GRANTED, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible

for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 12/28/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 12/28/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 12/28/93
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 28, 1993

Deborah C. Dopkin, Esquire
Suite 220
502 Washington Avenue
Towson, Maryland 21204

RE: Case No. 94-207-A
Petition for Variance
Manor Farm Homes, Inc., Petitioner

Dear Mrs. Dopkin:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.
cc: Mr. D.J. Sikorski, President
Manor Farm Homes, Inc.
P.O. Box 99
Phoenix, Maryland 21131

Petition for Variance
AND SPECIAL HEARING
to the Zoning Commissioner of Baltimore County

for the property located at #8 Clarion Court
94-207-SPHA which is presently zoned DR 2

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 504.2 B.C.Z.R. (Comprehensive Manual of Development Policies) to permit a setback of 28' to the tract boundary in lieu of the required 35' (See Section 1801.2.C.2.a B.C.Z.R.). Amend the Final Development Plan for "The Abbey at Sherwood" of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
Required setbacks do not allow a large enough envelope to construct a dwelling consistent with others proposed in the development.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Person/Owner

(Type or Print Name)

Signature

Address

City

State

Zip Code

Telephone

City

State

Zip Code

With do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.
(Legal Owner)

Manor Farm Homes, Inc.

Signature

Address

City

State

Zip Code

Telephone

City

State

Zip Code

City

State

Zip Code

Petition for Variance
AND SPECIAL HEARING
to the Zoning Commissioner of Baltimore County

for the property located at #8 Clarion Court
94-207-SPHA which is presently zoned DR 2

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Contact Person/Owner

(Type or Print Name)

Signature

Address

City

State

Zip Code

Telephone

City

State

Zip Code

City

State

Zip Code

With do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.
(Legal Owner)

Manor Farm Homes, Inc.

Signature

Address

City

State

Zip Code

Telephone

City

State

Zip Code

City

State

Zip Code

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWNSHOWN BOULEVARD
TOWSON, MARYLAND 21286-9318
410 823 4470
FAX 410 823 4473

November 12, 1993

ZONING DESCRIPTION
No. 8 Clarion Court
Eighth Election District
Third Councilmanic District

Beginning at a point on the northwest side of Clarion Court, 50 feet wide, at a distance of 395 feet southwesterly from the centerline of Sherwood Road. Being Lot 17 in the subdivision of "The Abbey at Sherwood" recorded among the Land Records of Baltimore County in Plat Book S.M. No. 64 folio 133, containing 0.238 Acres, more or less (10,366 square feet).

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

#206

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 17 Date of Posting: 12/12/93
 Posted for: Special Hearing to Varnice
 Publisher: Manor Farm Homes, Inc.
 Location of property: 8 Clarion Court, 35th St. & Sherwood Rd.
 Location of Sign: Billboard at corner of 35th St. & Sherwood Rd.
 Remarks: Re: 94-207-SPHA
 Posted by: Arnold Jablon Date of return: 12/12/93
 Number of Signs: 2

receipt

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-4100
Number: # 206
Taken by: JRF

Date: 12/11/93
8 CLARION COURT
100 REVISION ----- \$50.00

0340380037MICHRC \$50.00
BA C002134P12-01-93
Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

94-207-SPHA

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
 Item No.: 206
 Petitioner: BREW J. SIKORSKI
 Location: # 8 CLARION COURT
 PLEASE FORWARD ADVERTISING BILL TO:
 NAME: BREW J. SIKORSKI
 ADDRESS: P.O. BOX 99
Phoenix Md 21131
 PHONE NUMBER: 446-5733

Adj: ggs (Revised 04/09/93)

Item Number: 206
 Planner: JRF
 Date Filed: 11-15-93

PETITION PROCESSING FLAG

94-207-SPHA-1

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or the Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

☒ Need an attorney

☒ The following information is missing:

- ☐ Descriptions, including accurate beginning point
- ☐ Actual address of property
- ☐ Zoning
- ☐ Acreage
- ☐ Plats (need 12, only 1 submitted)
- ☐ 200 scale zoning map with property outlined
- ☐ Election district
- ☐ Councilmanic district
- ☐ R72B section information and/or wording
- ☐ Hardship/practical difficulty information
- ☐ Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- ☐ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
- ☒ ~~Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser~~
- ☐ Power of attorney or authorization for person signing for legal owner and/or contract purchaser
- ☒ Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- ☐ Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXTSOPH)
11/17/93

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/12, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/12, 1993

THE JEFFERSONIAN,
A. Henricson
LEGAL AD. - TOWSON

receipt

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-4100
Number: # 206
Taken by: JRF

Date: 11/15/93
94-207-SPHA
DOAK - # 8 Clarion Court

010 - Variance ---- \$50.00
 030 - Special Hearings -- \$50.00
 080 - Signs 2(35) -- \$70.00
 \$170.00

0260280104MICHRC \$170.00
BA C011050A11-15-93
Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

NOVEMBER 24, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-207-SPHA (Item 206)
 8 Clarion Court
 35th St. & c/l Sherwood Road
 8th Election District - 3rd Councilmanic
 Petitioner(s): Manor Farm Homes, Inc.
 HEARING: FRIDAY, DECEMBER 17, 1993 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to amend the final development plan for "The Abbey at Sherwood".
 Variance to permit a setback of 28 feet to the tract boundary in lieu of the required 35 feet.

Arnold Jablon
Arnold Jablon
Director

cc: Manor Farm Homes, Inc.
 Bruce E. Doak

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
 (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
 (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE BY 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

December 7, 1993

Mr. D. J. Sikotaki
Manor Farm Homes
PO BOX 99
Phoenix, Maryland 21131

RE: Case No. 94-207-SPHA, Item No. 206
 Petitioner: Manor Farm Homes, Incorporated
 Petition for Variance

Dear Mr. Sikotaki:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on November 15, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

11-24-93

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: # 206 (JRF)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
 BOB SMALL, ACTING CHIEF
 Engineering Access Permits
 Division

BS/

My telephone number is _____
 Maryland Relay Service for Impaired Hearing or Speech
 1-800-735-2258 Statewide Toll Free
 Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
 Street Address: 707 North Calvert Street • Baltimore, Maryland 21208

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE: November 29, 1993

FROM: Pat Keller, Deputy Director
 Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
 Item Nos. 200, 202, 204, 205, 206, 207, 208, 209, 210, 213, 216 and 217.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
 Division Chief: *Carol L. Kline*

PK/JL:lw

ZAC.202/PZONR/ZAC1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 10, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

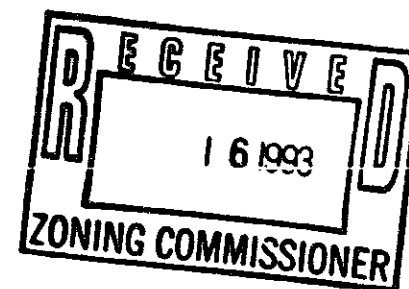
94-207-SPHA

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 206, 222, 223, 228 and 232.

If there should be any further questions or if this office can provide additional
information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*Division Chief: *Samuel L. Lewis*

PK/JL:lw



ZAC.206/PZCME/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 21, 1993

Mr. D. J. Sikotaki
Minor Farm Homes
P.O. Box 99
Phoenix, Maryland 21131

RE: Case No. 94-207-SPHA, Item No. 206
Petitions for Variance and Special Hearing
88 Clarion Court

Dear Mr. Sikotaki:

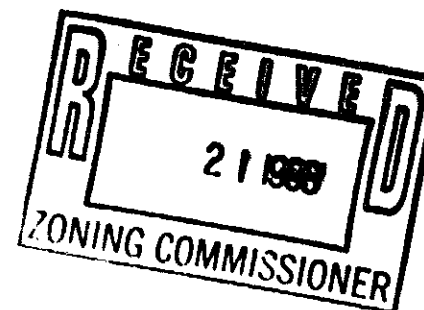
Enclosed are copies of comments received from the developers
engineering section on December 20, 1993 for the above-referenced case.

If there are any questions, please do not hesitate to call me at
887-3391.

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: December 20, 1993
Zoning Administration and Development Management

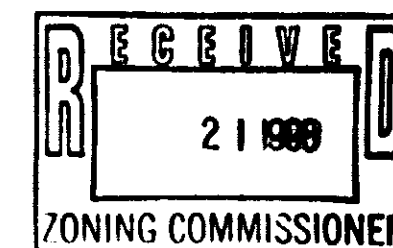
FROM: Robert W. Bowling, Senior Engineer
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for December 20, 1993
Item No. 206 Revised

The Developers Engineering Section has reviewed
the subject zoning item. The maximum desired slope of ground
for 10 feet adjacent to the proposed house is a 5% grade.
per the approved grading plan, there is insufficient distance
to the property line for maximum 2:1 slope grading for this
10 foot dimension.

Robert W. Bowling
Robert W. Bowling, Sr. Engineer
Developers Engineering Section

RWB:s

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

12-10-93

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 926

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to
approval as it does not access a State roadway and is not effected by any State Highway
Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for DAVID N. RAMEY, ACTING CHIEF
John Constabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Staffing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Department of Permits and Licenses111 West Chesapeake Avenue
Towson, MD 21204

DECEMBER 16, 1993

(410) 887-3610

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

ZONING AGENDA: DECEMBER 13, 1993

Property Owner: REVISED PETITIONS AND PLANS WERE RECEIVED FOR
ITEM #206 ON 12/1/93

Location: *94-207-SPHA*
Item No.: *94-207-SPHA*

Property Owner: Roman Szyjka
Location: 86002 Hamilton Avenue
Item No.: #222 (WCR)

Property Owner: Perry Hall Courts II Joint Venture
Location: #81, #83, & #87 Cedar Chip Court
Item No.: 223 (RT)

Property Owner: George Sears, Jr.
Location: 820 Clyde Avenue
Item No.: 226 (JLL)

Property Owner: George Sears, Jr.
Location: 822 Clyde Avenue
Item No.: 227 (JLL)

Property Owner: Wayne DeFonnes
Location: 815 Eastern Boulevard
Item No.: #232 (WCR)

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Robert Sauerwald*
Planning Group
Special Inspection Division
Robert Sauerwald

GERHOLD, CROSS & ETZEL

REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 180
330 East Towson Avenue
Towson, Maryland 21204
Phone (410) 882-4470 Fax (410) 882-4473

DATE: DECEMBER 1, 1993

SUBJECT: VARIANCE & HEARING
REQUEST

TO: ZONING

TRANSMITTAL LETTER

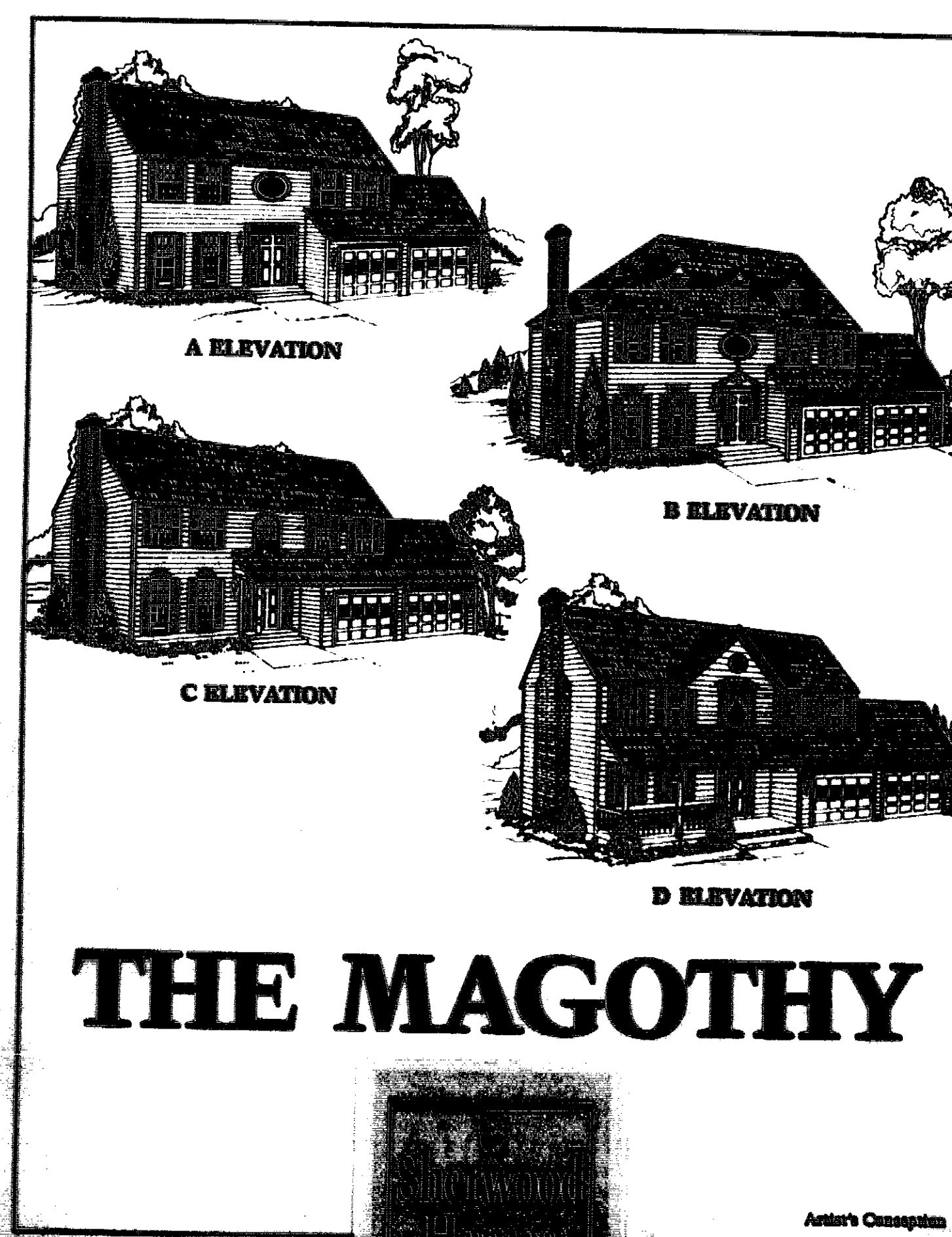
ATTENTION: JUN

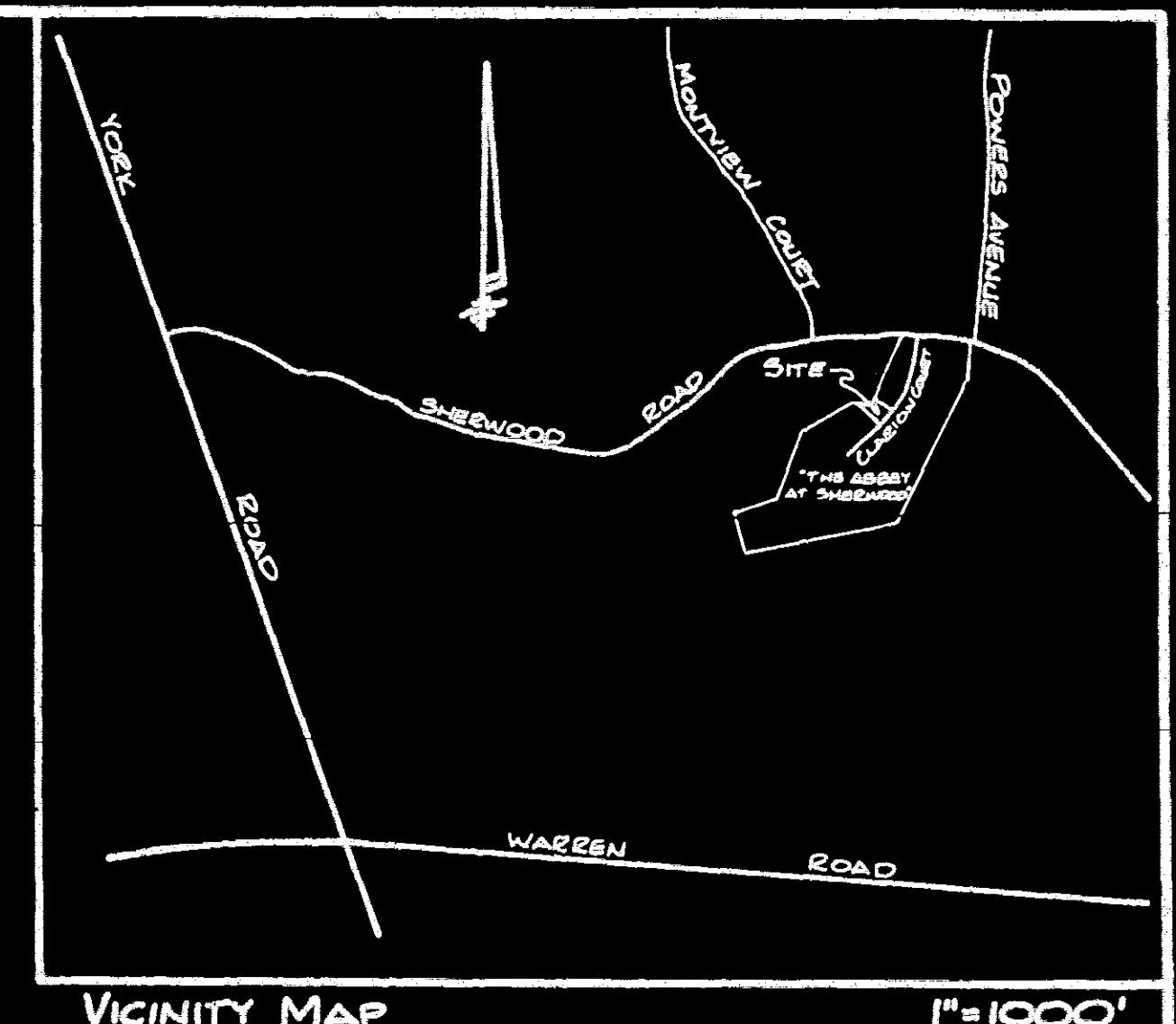
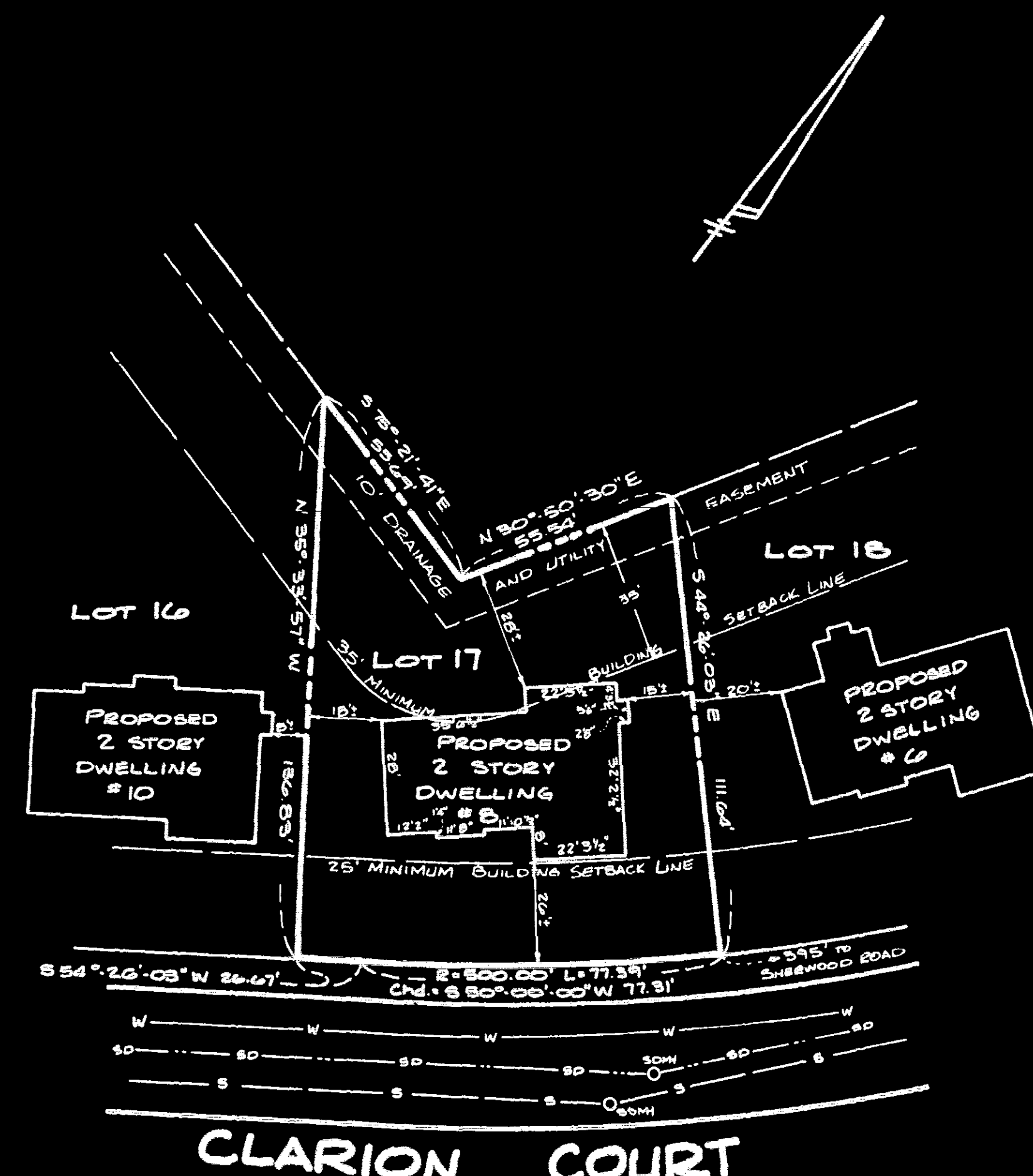
NO.	ITEM	TITLE
8	PETITIONS	#8 CLARION COURT LOT 17 "THE MAGEY"
1	CHECK	AT SHREVEWOOD
12	PRINTS	

REMARKS

REVISIONS TO PREVIOUS SUBMITTAL

John A. Gerhold
John A. Gerhold
12/1/93





94-207
94-207
SPHA

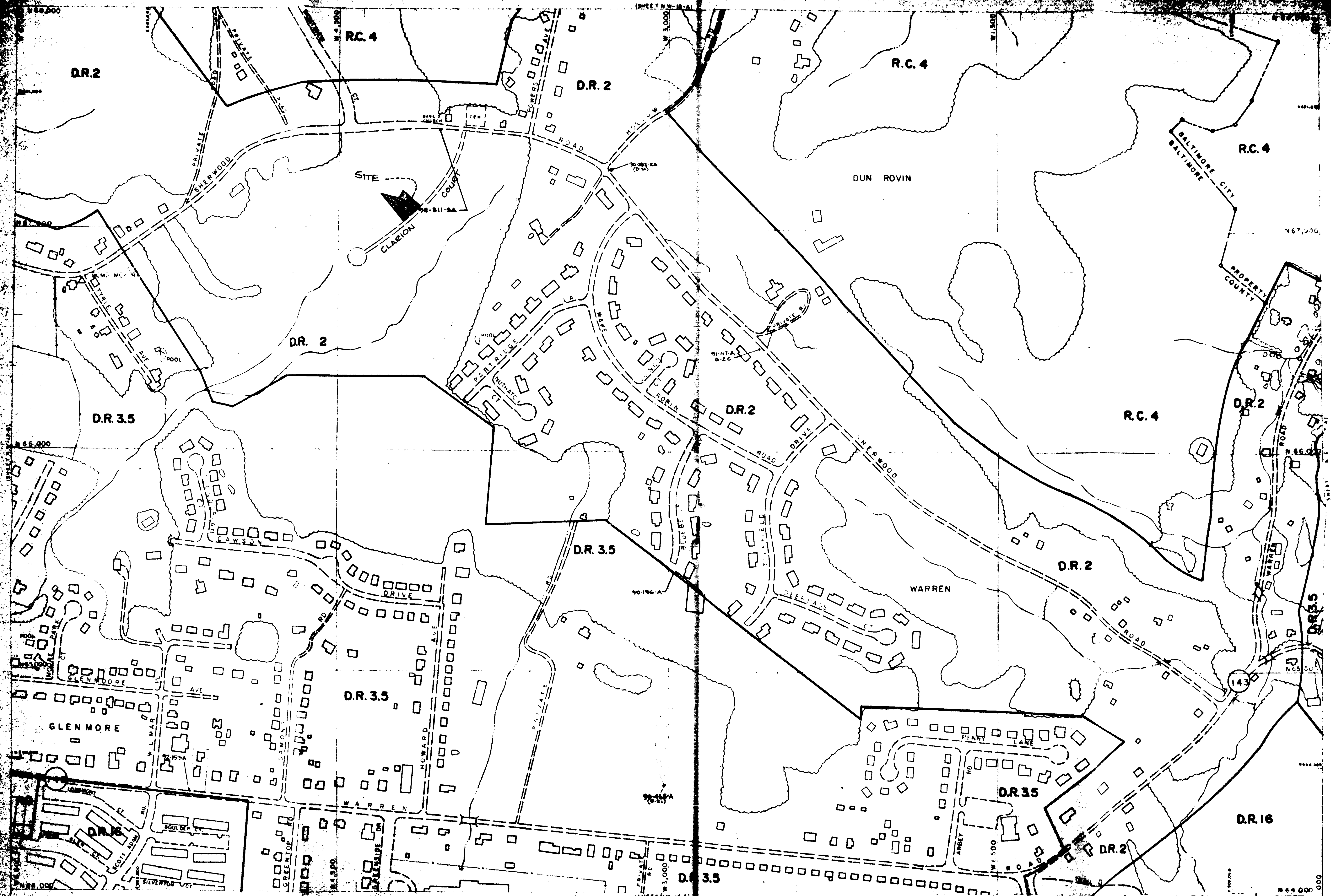


LOCATION INFORMATION
 COUNCILMANIC DISTRICT: 3
 ELECTION DISTRICT: 8
 1" = 200' SCALE MAP: N.W. 1/4
 ZONING: DR 2
 LOT SIZE: 0.238 AC. / 10,366 SQ. FT.
 PUBLIC WATER AND SEWER
 NOT IN THE CLEARANCE OR CRITICAL AREA
 NO PENDING ZONING HEARINGS

PLAT TO ACCOMPANY
 PETITION FOR
 VARIANCE AND SPECIAL
 HEARING REQUEST
LOT 17
"THE ABBEY"
AT SHERWOOD
 PLAT BOOK S.M. No. 64 FOLIO 133
 8TH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 ZONED DR 2

VARIANCE REQUESTED:
 SEC. 504.2 B.C.Z.R. (COMPREHENSIVE MANUAL
 OF DEVELOPMENT POLICIES) TO PERMIT A
 SETBACK OF 25' TO THE TRACT BOUNDARY
 IN LIEU OF THE REQUIRED 35'. SEE
 SECTION 1501.2.C.2A B.C.Z.R. AND V.B.S.B.

OWNER / APPLICANT		GERHOLD, CROSS & ETZEL	
MANOR FARM HOMES, INC.		REGISTERED PROFESSIONAL LAND SURVEYORS	
P.O. BOX 99		Suite 100	
PHOENIX, MARYLAND 21131		300 East Townsend Boulevard	
DATE: 1-9-98		Towson, Maryland 21204	
SCALE: 1"=50'		PH. (410) 823-4470 FAX (410) 823-4478	
		FIELD WORK D.D.M.	
		DRAWN S.A.L.	



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 26, 1992

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
COCKEYSVILLE

SHEET
N.W.
17-A

94-207-SPH

THIS MAP WAS REVISIONED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BURNETT-JORDAN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 26, 1988